



***Board of Zoning Appeals Public Hearing
February 21, 2012 — 7:00 P.M***

CASE NUMBER:	V-12-002
PROPERTY LOCATION:	600 Block of South Preston Court, Johns Creek, GA 30022 1st District, 1st Section Land Lot 15
CURRENT ZONING:	R-4 Conditional (Single Family Dwelling District)
PARCEL SIZE:	0.21 Acres
PROPERTY OWNER:	Fannie Mae

REQUEST

The applicant seeks a variance to allow a house addition and porch to encroach 14 feet into the 25-foot rear yard setback. The applicant has stated in their letter of intent that prior to acquiring the subject property through foreclosure, Fannie Mae had determined the addition was constructed without obtaining building permits and has requested a variance to correct the matter. If the variance is approved by the Board of Zoning Appeals, the applicant would subsequently apply for a building permit for the house addition with the City of Johns Creek. The subject property is an existing detached single-family dwelling located in Preston Oaks subdivision, zoned R-4 Conditional.

ADJACENT ZONING AND LAND USES

The subject property is located in Preston Oaks subdivision, zoned R-4 Conditional, and is surrounded by residential uses on all sides. To the east of the subject property are Carrington and Woodridge subdivisions, zoned R-5 Conditional and R-5A Conditional, respectively. To the west is St. Brigid Catholic Church and Mouth Pishgah recreational fields, both properties are zoned AG-1 (Agricultural District). To the south is Grand Estates of the South subdivision, zoned R-5 Conditional. Directly north of the subject property, across Old Alabama Road, are The Enclave at Breckinridge and The Park at Breckinridge subdivisions, zoned CUP Conditional; and a KinderCare learning center, zoned O-I Conditional (Office Institutional District).

APPLICABLE CODE REQUIREMENTS

City of Johns Creek Zoning Ordinance; Article VI, Section 6.6.: R-4 Single Family Dwelling District; Subsection 6.6.3.: Development Standards; D.: Minimum Rear Yard.

- 25 feet

Aerial and Vicinity Map

